

**PROJECT SUMMARY SHEET
DECEMBER 2020**

PROJECT APPLICANT: Yellow 3 LLC
Affiliate: Cipriani Energy Group Corp
PROJECT NAME: 1585 Tower Road
PROJECT #: 1101-20-6

TOTAL PROJECT INVESTMENT	\$4,758,900
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ESTIMATED VALUE OF EXEMPTIONS BEING SOUGHT BY THE PROJECT: \$1,295,880

Real Property Tax Exemption: **\$1,248,291**

RPTL 487 exempts the value of solar panel systems from local property taxes for years 1-15. If all taxing jurisdictions did not participate in RPTL 487, the real property taxes for the county, town and school on new infrastructure is estimated at \$1,533,632.

This PILOT request proposes a \$5,500 MW payment with a 2% escalator as well as an annual HOST Community payment of \$1,500 MW for a 15- year term. The value is as follows:

Total PILOT Payments -15 years	\$285,341
Total HOST Payments - 15 years	67,500

(The value of the RPT exemption noted above is the net benefit if no RPTL 487)

Mortgage Recording Tax Exemption: **\$47,589**

ESTIMATED VALUE OF PROJECT REVENUE:	\$379,271
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New tax revenue generated by the project:

PILOT Payment:

\$5500/MG + a 2% escalator-15 years	\$285,341
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Fire District Tax on new improvements-15years	54,730
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Increased land taxes on underlying land 15 yrs	37,849
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Fire District- <u>increase</u> on underlying land-15 yrs	1,351
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The new improvements to the land are based on an average estimated assessment of \$2,643,963.

** The underlying land taxes are not subject to this PILOT request and will remain on the tax rolls. Taxes on the underlying land will increase as it will be assessed as an industrial use at the completion of the project.*

FINANCIAL COMPARISON

DIRECT IMPACT

Taxes:

Current Land Taxes

With no project – 15 years

18.63 Acres/Rural Vacant Farmland \$16,183

Estimated Land District Taxes

With a project - 15 years

18.63 Acres/\$54,032

- A gain of \$37,849 over a 15 year period of new tax revenue on the rolls as a result of the land converting to an industrial use compared to the former rural vacant land use.

Current Property Taxes on Improvements to Property

N/A

Estimated PILOT payments on Improvements to Property

\$285,341

- A gain of \$285,341 new revenue from infrastructure improvements on the land as a result of the project.

Ratio of investment/abatement if no RPTL 487: 27/1

This proposal varies from the agency's Uniform Tax Policy (UTEP), which calls for an overall reduction of 65% of property taxes over a 10- year period. This request is for an 81.39% reduction over a 15- year period. Additionally, this proposal also departs from the UTEP in that payments will be made to the taxing jurisdictions in each year of the agreement – there are no "zero" years.